

**KUZHITHURAI BRANCH**

**COVERING LETTER TO SALE NOTICE**

Ref: CBKUZ/JUSTIN MATHEW/61859910000140

Date : 02.03.2024

To,

Mr Justin Mathew  
S/o T Nagappan  
4/97 Maruthencode Ward 4  
Block 4, Kazhuvanthittai  
Kanniyakumari – 629 163

Mrs Jeba Roselin Jini J O  
W/o Justin Mathew  
4/97 Maruthencode Ward 4  
Block 4, Kazhuvanthittai  
Kanniyakumari – 629 163

Dear Sirs,

**Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

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As you are aware, I on behalf of **Canara Bank Kuzhithurai Branch** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Kuzhithurai branch** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

  
Divisional Manager  
S. R. E. N. V. S. A. R.  
संस्था प्रबंधक / DIVISIONAL MANAGER  
इ.स. सं. सं. P.No: 47779

**Authorized Officer,  
Canara Bank.**

**KUZHITHURAI BRANCH**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of **Kuzhithurai** Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **26.03.2024** for recovery of **Rs.7,11,600.43/-(Rupees Seven Lakhs Eleven Thousand Six Hundred and forty three Paise Only/-)** as on **02.03.2024** and further interest thereon from **03.03.2024** due to the **kuzhithurai** Branch of Canara Bank from Borrowers **Justin Mathew**.

The reserve price will be **Rs.9,00,000/- (Rupees Nine lakhs only)**. The earnest money deposit will be **Rs.90,000/-(Rupees Ninety thousand Only)**. The Earnest Money Deposit shall be deposited on or before 25.03.2024 at 4 pm.

**Details and full description of the property(ies):**

<b>Sl. No.</b>	<b>Immovable</b>	<b>Name of the Title holder</b>
<b>1.</b>	<p>3.750 cents of land and a residential building @ R.S No B2/159-1, Kuzhithurai Municipality, Kanyakumari district, Marthandam Joint II SRO, Marthandam Registration district in Vilavancode Taluk</p> <p>Boundaries: West of the property of M.Dhasamma North of one meter pathway of M.Dhasamma East of 4 links public pathway South of the property of Sinthamony</p>	Justin mathew

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website ([www.canarabank.com](http://www.canarabank.com)) or may contact Kuzhithurai Branch of the Canara Bank, (Ph. No.0462-2502027,2501307 or Regional Office, Tirunelveli (Ph No. 0462-2555073, 2555083) e-mail id: [cb0960@canarabank.com](mailto:cb0960@canarabank.com) during office hours on any working day.

  
 Divisional Manager  
**SREENIVASA.R**  
 Assistant Manager / Divisional Manager  
 Tel. No./S. P.No: 47773

Date: 02.03.2024

Place: Kuzhithurai

Authorized Officer  
CANARA BANK

**DETAILS :**

1	Name and Address of the Secured Creditor	<b>Canara Bank, Tirunelveli Vannarpettai Branch, Tirunelveli - 627 001</b>
2	Name and Address of the Borrower/ Guarantor  Borrower(s) :     Guarantor(s) :	MR JUSTIN MATHEW S/O T NAGAPPAN 4/97 MARUTHENCODE WARD 4 BLOCK 4, KAZHUVANTHITTAI KANNIYAKUMARI 629163  MRS JEBA ROSELIN JINI J O W/O JUSTIN MATHEW 4/97 MARUTHENCODE WARD 4 BLOCK 4, KAZHUVANTHITTAI KANNIYAKUMARI 629163
3	Total liabilities	<b>Rs.7,11,600.43/-(Rupees Seven Lakhs Eleven Thousand Six Hundred and forty three Paise Only/-) as on 02.03.2024 and further interest thereon from 03.03.2024</b>
4 a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	<b>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 9444805621) Email - <a href="mailto:eauction@ccsl.co.in">eauction@ccsl.co.in</a>

c)	Date & Time of Auction :	<b>www.indianbankseaction.com</b> Date: <b>26.03.2024</b> Time between 12.30 pm – 1.30 pm  (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	<b>www.indianbankseaction.com</b>
5 a)	Reserve Price	The reserve price will be <b>Rs.9,00,000/- (Rupees Nine lakhs only).</b>
b)	<b>EMD &amp; last date of deposit of EMD :</b>	The earnest money deposit will be <b>Rs.90,000/- (Rupees Ninety thousand Only).</b> The Earnest Money Deposit shall be deposited on or before 25.03.2024 at 4 pm.
6	<b>Details of Properties:</b>  <b>Name of Title Holder:</b> <b>Mr. Justin mathew</b>	All the part and parcel of property situated at Marthandam Registration District, within Marthandam Sub-Registrar’s jurisdiction, Vilavancode Taluk, Kuzhithurai municipality R.S.No.B2/159-1 having 3.750 cents of land and a residential building and with following BOUNDARIES :  West of the property of M.Dhasamma North of one meter pathway of M.Dhasamma East of 4 links public pathway South of the property of Sinthamony
<b>7</b>	<b>Other terms and conditions :</b>	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="http://www.indianbankseaction.com">www.indianbankseaction.com</a> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.	
b)	The property can be inspected with prior appointment of Branch / Authorized Officer.	
c)	The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.	
d)	EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Kuzhithurai Branch of the Canara Bank OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Kuzhithurai Branch of the Canara Bank on or before <b>25.03.2024</b> till 4.00 pm.	
e)	Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider <b>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in <b>www.indianbankseaction.com</b>	

f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b>25.03.2024</b> till 4.00PM, to Canara Bank Kuzhithurai Branch, by hand or by email.</p> <ul style="list-style-type: none"> <li>i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.</li> <li>ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.</li> <li>iii) Bidders Name. Contact No. Address, E Mail Id.</li> <li>iv) Bidder's A/c details for online refund of EMD.</li> </ul>
g)	<p>The intending bidders should register their names at portal <a href="https://www.indianbankseaction.com">https://www.indianbankseaction.com</a> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider  <b>M/s. Canbank Computer Services Ltd, Malleswaram, Bangalore-560003.</b>  (Contact.no 9480691777/ 8880531165/ 9444805621)  Email - eauction@ccsl.co.in  <b>www.indianbankseaction.com</b></p>
h)	<p>EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.</p>
i)	<p>Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs10,000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.</p>
j)	<p>The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.</p>
k)	<p><b>For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.</b></p>
l)	<p>All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.</p>
m)	<p>Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.</p>

n)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank Kuzhithurai Branch of the Canara Bank who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact <b>Authorized Officer</b> , Kuzhithurai Branch of the Canara Bank (Ph. No 94890-46365) Regional Office, Tirunelveli (Ph No. 0462-2555073, 2555083) e-mail id: <a href="mailto:cb0960@canarabank.com">cb0960@canarabank.com</a> Or the service provider <b>M/s. Canbank Computer Services Ltd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in <b>www.indianbankseauction.com</b>

**SPECIAL INSTRUCTION/CAUTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

  
Divisional Manager  
**SREENIVASA.R**  
TELE. OFFICER / DIVISIONAL MANAGER  
TEL. OFFICER / S. P. No. - 47779

Place : Kuzhithurai  
Date: 02.03.2024

Authorized Officer  
Canara Bank